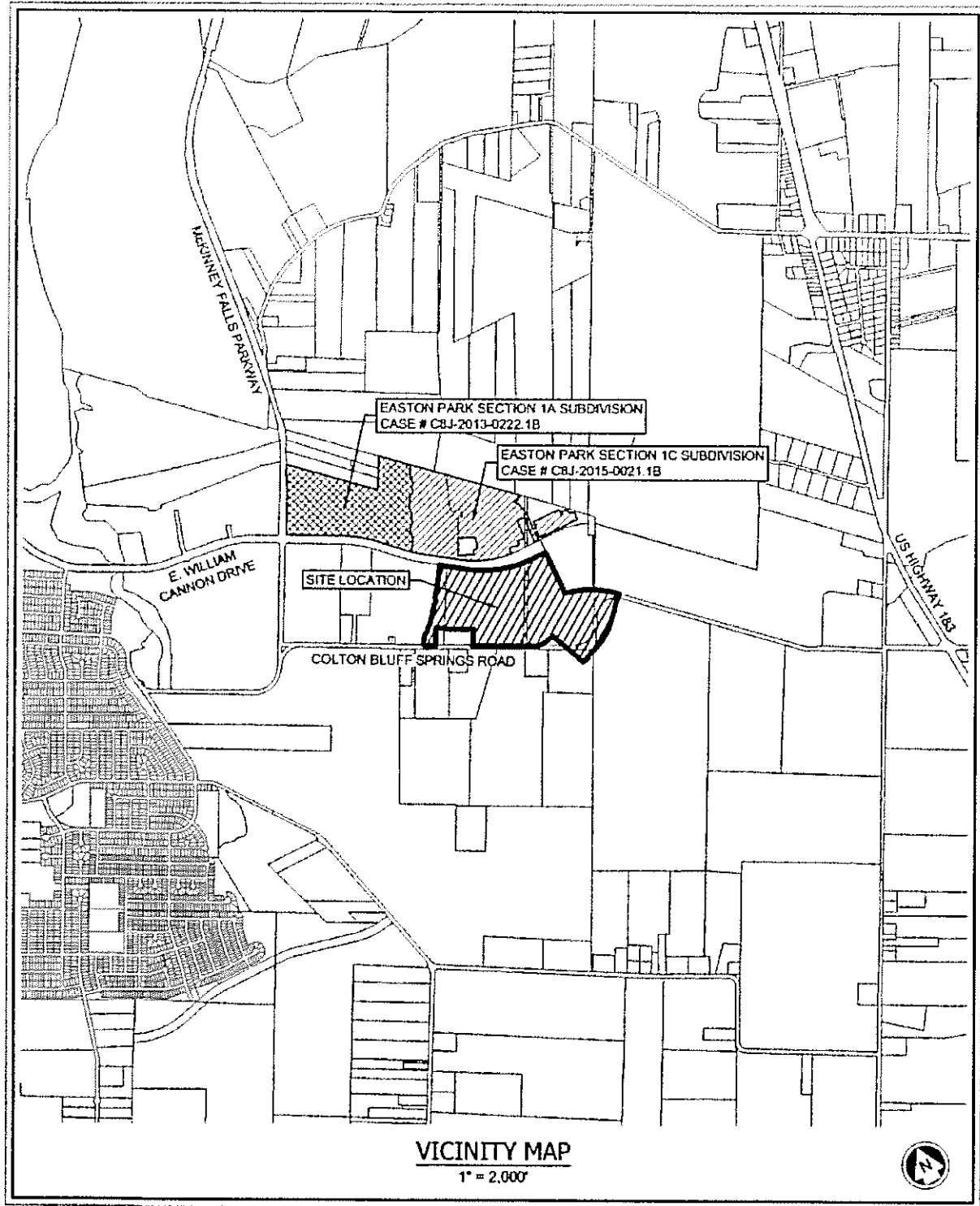


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0188**P.C. DATE:** June 14, 2016**SUBDIVISION NAME:** Easton Park Section 2A Preliminary Plan**AREA:** 82.27 acres**LOT(S):** 21 total lots**OWNER/APPLICANT:** Carma Easton, LLC (S. Cranston)**AGENT:** Peloton Land
Solutions (J. Fleming)**ADDRESS OF SUBDIVISION:** Colton Bluff Springs Road**GRIDS:** MK13**COUNTY:** Travis**WATERSHED:** Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Limited Purpose**MUD:** N/A**PROPOSED LAND USE:** 14 single family residential lots, three multi-family lots, two park/open space/drainage easement lots, one elementary school lot, one amenity center lot, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.**DEPARTMENT COMMENTS:** The request is for approval of the Easton Park Section 2A Preliminary Plan. The preliminary plan is composed of 21 lots on 82.27 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Michael Hettenhausen**PHONE:** (512) 854-7563Email address: Michael.Hettenhausen@traviscountytx.gov

EASTON PARK SECTION 2A SUBDIVISION

PRELIMINARY PLAN



EASTON PARK SECTION 2A SUBDIVISION PRELIMINARY PLAN

TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS

AUGUST 2015



AUSTIN WATER
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



Jonathan Fleming, P.E.
Peloton Land Solutions
7004 Bee Cave Rd, Building 2, Suite 100
Austin, Texas 78746

Re: Letter of Wastewater Service Approval
Pilot Knob MUD No. 3: Easton Park Section 2A
Utility Infrastructure Review for Wastewater (UIR-PK3-007)

Dear Mr. Fleming:

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Section 6.04 of the Consent Agreement for the Pilot Knob Municipal Utility District No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.

Based on the following submitted project specifications:
14 Single-Family Homes; 250 Multi-Family Units; 975 Student Elementary School; and
19,000 sq ft Amenity Center
Subject Tract Area: 86 Acres
Wastewater Drainage Basin: Cottonmouth
Flow (estimated peak wet weather flow, gallons per minute): 226 GPM

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type sizing, and alignment of the proposed wastewater infrastructure. The proposed wastewater service plan is conceptually depicted on the Proposed Wastewater Layout, dated 02/26/2016 and attached to this letter. Minimally, the proposed wastewater infrastructure includes, but is not limited to:

Phase I Improvements (to serve up to 130 gpm Average Daily Flow (approximately 764 LUEs) combined discharge to the Pilot Knob Pumpover Lift Station (PKPLS) from all development within the Pilot Knob MUD):

- Construction of a minimum 8-inch gravity wastewater collection system within the subject tract.
- Construction of approximately 1,600 feet of 24-inch gravity wastewater interceptor along Cottonmouth Creek between the existing PKPLS and Colton Bluff Springs Rd. This wastewater interceptor shall be designed at a depth that will allow future gravity wastewater service for the wastewater drainage basin on both sides of Cottonmouth Creek. If the wastewater interceptor is not to be designed and constructed concurrently with the subdivision construction, then the Applicant shall dedicate an appropriately sized wastewater corridor for the interceptor. These wastewater improvements are also proposed by Easton Park Section 2B and 2C.

Phase II Improvements (when the combined discharge to the PKPLS from all development within the Pilot Knob MUD exceeds 130 gpm Average Daily Flow (approximately 764 LUEs)):

- Construction of approximately 11,000 feet of 30-inch gravity wastewater interceptor along Cottonmouth Creek from the existing 30-inch gravity wastewater interceptor located north of the subject tract and Dee Gabriel Collins Rd at Cottonmouth Creek (Project 2014-0616) and extending south to the downstream end of the proposed 24-inch gravity wastewater interceptor constructed under Phase I. These wastewater improvements are also proposed by Easton Park Section 1B. If the Applicant's project timeline needs these improvements prior to construction of these improvements is the full responsibility of the Applicant.
- Abandonment of the PKPLS and force main and diversion of the wastewater flows from the lift station to the proposed 30-inch gravity wastewater interceptor. These wastewater improvements are also proposed by Easton Park Section 1B. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.

Per the consent agreement, upon the date that the District exceeds its capacity of 130 gpm Average Daily Flow for the PKPLS for three consecutive 30-day periods, the Developer shall have 180 days to divert wastewater flows going to the PKPLS to the City's 84-inch wastewater interceptor via the proposed 30-inch wastewater interceptor to be constructed under Phase II of this UIR. If the flows have not been diverted within 180 days, the City, at its discretion, will not approve any further preliminary plans, construction plans, and final plans until the PKPLS is decommissioned and those wastewater flows are permanently transported to the City's 84-inch wastewater interceptor.

Wastewater service for this project can be provided based upon the above minimum wastewater improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Approved by:

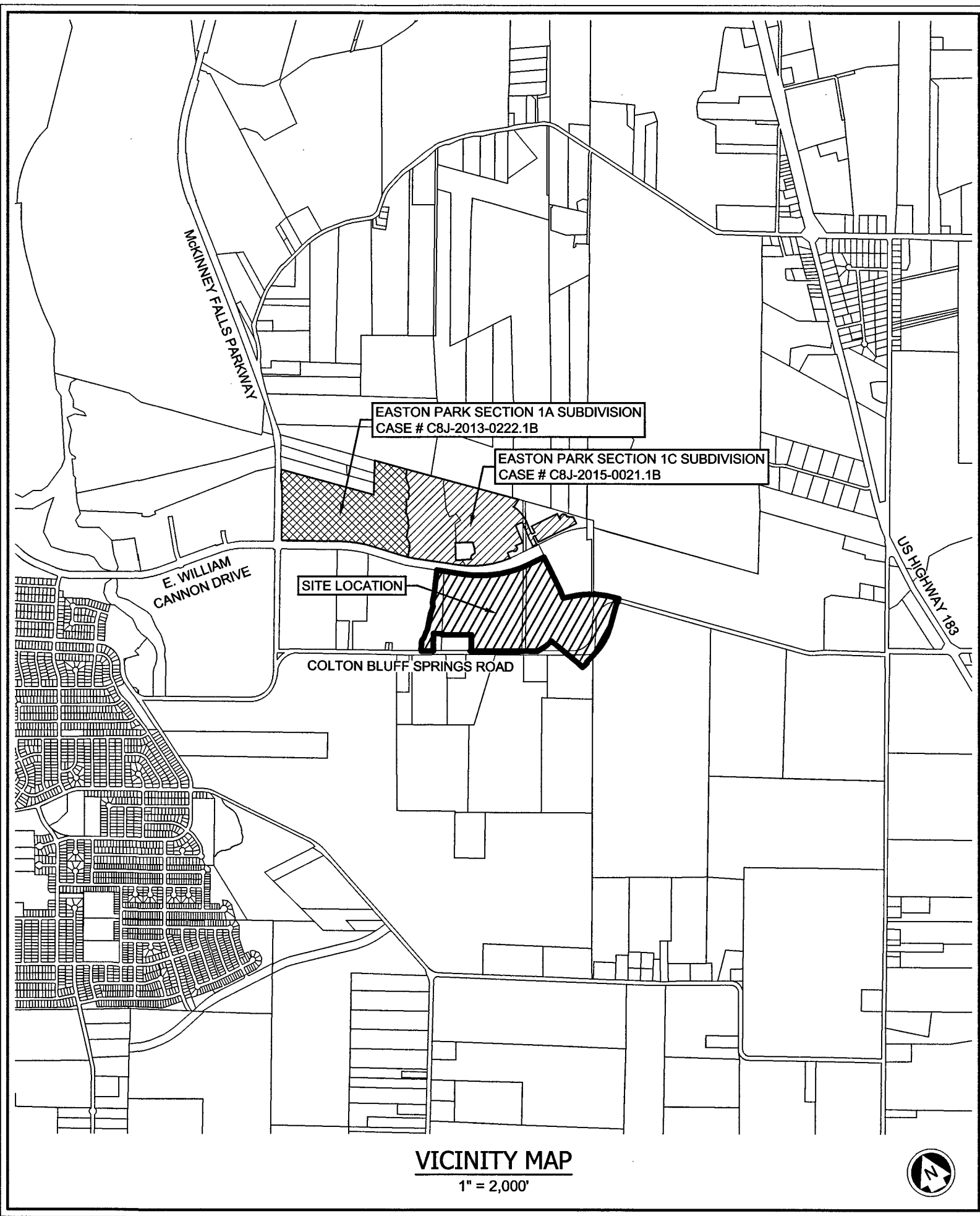
Colleen Kirk, P.E.
Utility Development Services Division
Austin Water

3/3/16
Date

Agreed to by:

Jonathan Fleming, P.E.
Peloton Land Solutions

3/10/16
Date



MAPSCO PAGE #675U, 675V, 675Y, 657Z - MAPSCO GRID #K13

LEGAL DESCRIPTION

BEING A 82.27 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF 232.233 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 198.302 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC. RECORDED IN DOCUMENT NO. 2008244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 89.256 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007128375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 82.844 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007003155 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 61.071 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 2.903 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2010598700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF EXISTING COLTON BLUFF SPRINGS RIGHT-OF-WAY.

NOTES:

A PORTION OF THIS TRACT (LOT 1, BLOCK A) IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

THIS PROJECT IS LOCATED IN THE COTTONMOUTH CREEK AND NORTH FORK DRY CREEK WATERSHEDS, WHICH ARE BOTH CLASSIFIED AS SUBURBAN WATERSHEDS.

NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

AN AGREEMENT FOR THE INTEGRATED PEST MANAGEMENT PLAN SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF THE FIRST FINAL PLAT OUT OF THIS PRELIMINARY PLAN



AUSTIN WATER
Utility Development Services Division
625 East 10th Street, Suite 715
Austin, Texas 78701



Jonathan Fleming, P.E.
Peloton Land Solutions
7004 Bee Cave Rd, Building 2, Suite 100
Austin, Texas 78746

Re: Letter of Water Service Approval
Pilot Knob MUD No. 3: Easton Park Section 2A
Utility Infrastructure Review for Water (UIR-PK3-006)

Dear Mr. Fleming:

Austin Water (AW) has reviewed your submittal for the above referenced Utility Infrastructure Review (UIR) project and is issuing this letter in accordance with Section 6.04 of the Consent Agreement for the Pilot Knob Municipal Utility District No. 3 (the "Agreement") and in keeping with all current rules and regulations. In accordance with Section 5.04 of the Agreement, all development, construction, and infrastructure shall comply with City design standards, specifications, and requirements.

Based on the following submitted project specifications:
14 Single-Family Homes; 250 Multi-Family Units; 975 Student Elementary School; and
19,000 sq ft Amenity Center
Subject Tract Area: 86 Acres
Water Pressure Zone: South Reduced
Flow (estimated peak hour flow, gallons per minute): 582 GPM
Sprinkled fire flow requirement of 1,500 gpm submitted in the engineering calculations received from Jonathan Fleming, P.E. of Peloton Land Solutions on November 17, 2015.

Based on the aforementioned project specifications and the results of the UIR, AW has confirmed the level of service and the appropriateness of the type sizing, and alignment of the proposed water infrastructure. The proposed water service plan is conceptually depicted on the Proposed Water Layout, dated 02/26/2016 and attached to this letter. Minimally, the proposed water infrastructure includes, but is not limited to:

- Construction of a 36-inch water transmission main (South pressure zone) from the 24-inch stub off of the 48-inch water transmissive main (South pressure zone, Project 2009-0073) in E William Cannon Dr and installation of an appropriately sized Pressure Reducing Valve (PRV) station (minimum 4-inch and 8-inch for max day and fire flow) off of the 24-inch/36-inch water transmission main near this connection. These water improvements are also proposed by Easton Park Section 1C. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.
- Construction of approximately 2,500 feet of 36-inch South pressure zone water transmission main from the PRV station (item 1) south along Colton Bluff Springs Rd and southeast along Apogee Blvd, as approximately shown on Exhibit M-1 of the Consent Agreement for the Pilot Knob Municipal Utility District No. 3. The 36-inch water transmission main may be constructed in phases as the roadway construction progresses, as approved by Austin Water.
- Construction of approximately 4,000 feet of 12-inch water main (South Reduced pressure zone) from the PRV station (item 1) and extending south along Colton Bluff Springs Rd and west along Colton

Bluff Springs Rd to Cottonmouth Creek. Applicant shall connect the proposed 12-inch and 36-inch water mains with a closed boundary valve near the intersection of Colton Bluff Springs Rd and Apogee Blvd. If Pipeline Engineering approves the proposed 12-inch water main to be constructed between the proposed multi-family lot 2 and amenity center lot 3 rather than within or adjacent to Colton Bluff Springs Rd, Applicant shall dedicate an appropriately sized water easement along the rear of the proposed lots to provide for a future main extension from the 12-inch water main to Colton Bluff Springs Rd.

- Construction of approximately 2,400 feet of 12-inch and 16-inch water main (South Reduced pressure zone) from the proposed 12-inch water main in Colton Bluff Springs Rd at Cottonmouth Creek and extending west along Colton Bluff Springs Rd, north along the proposed roadway within Easton Park Section 1B and connect to the proposed PRV station at E William Cannon Rd (to be constructed by Easton Park Section 1A). These water improvements are also proposed by Easton Park Section 1B and are required prior to exceeding 176 service units on any single fed system off of the PRV Station proposed to be constructed under this UIR or by Easton Park Section 1C. If the applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.

- Construction of approximately 1,500 feet of 12-inch water main (South Reduced pressure zone) within the subject tract from the proposed 12-inch water main along Colton Bluff Spring Rd (item 3) and extending north to the South pressure zone 48-inch water transmission main (Project 2009-0073) located along William Cannon Dr, as approximately shown on the attached Water UIR Map. This connection shall be made with a closed boundary valve and the 12-inch setup for extension north across William Cannon to Section 1C. The closed boundary valve and 12-inch water main connection to the 48-inch transmission mains are also proposed by Easton Park Section 1C. If the Applicant's project timeline needs these improvements prior to construction of these improvements by others, then the design and construction of the improvements is the full responsibility of the Applicant.

- Individual pressure reducing valves shall be installed on the property owner's side of the meter per City of Austin Code.

Water service for this project can be provided based upon the above minimum water improvements and plan approval within the Pipeline Engineering utility plan review process. This letter must be submitted with your site development plans.

Approved by:

Colleen Kirk, P.E.
Utility Development Services Division
Austin Water

3/3/16
Date

Agreed to by:

Jonathan Fleming, P.E.
Peloton Land Solutions

3/10/16
Date

SHEET INDEX

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	PRELIMINARY PLAN A
04	PRELIMINARY PLAN B

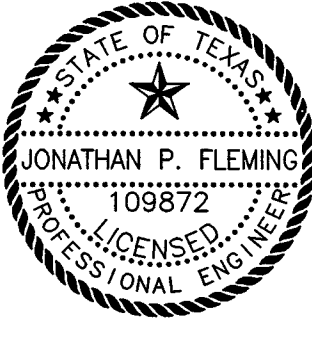


ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN - TRAVIS COUNTY SINGLE SUBDIVISION OFFICE MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 30, LAND DEVELOPMENT CODE.

SUBMITTED BY:

JONATHAN P. FLEMING
REGISTERED PROFESSIONAL ENGINEER NO. 109872
PELTON LAND SOLUTIONS
7004 BEE CAVE ROAD, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PH: (512) 831-7700

DATE
5/25/16



NOTE:

RIPARIAN RESTORATION FOR COTTONMOUTH CREEK LOCATED NORTH OF COLTON BLUFF SPRINGS ROAD WILL BE PERMITTED UNDER SEPARATE COVER AND TIED TO THE COTTONMOUTH CREEK 30" WASTEWATER INTERCEPTOR PHASE ONE DESIGNED BY OTHERS.

RELATED CASES:

C814-2012-0152

ENGINEER:	PELTON LAND SOLUTIONS 7004 BEE CAVE ROAD BUILDING 2, SUITE 100 AUSTIN, TX 78746 (512) 831-7700 TX FIRM NO. 12207
SURVEYOR:	PELTON LAND SOLUTIONS 7004 BEE CAVE ROAD BUILDING 2, SUITE 100 AUSTIN, TX 78746 (512) 831-7700 TBPLS FIRM NO. 10194108
OWNER:	CARMA EASTON LLC ON BEHALF OF PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3 11501 ALTERRA PARKWAY SUITE 100 AUSTIN, TEXAS 75758

BENCHMARK:

BENCHMARK #1:
CONCRETE DISC SET IN PLACE BY CHAPARRAL LAND SURVEYING STAMPED WIL1, APPROX 85' NORTH OF WILLIAM CANNON AND MCKINNEY FALLS PARKWAY INTERSECTION, APPROX 5' EAST FROM BACK OF CURB OF MCKINNEY FALLS.

(ELEVATION = 603.53')

BENCHMARK #2:
3-1/4" ALUMINUM DISC SET IN SOUTHEAST CORNER OF CONCRETE DRIVEWAY CULVERT, EASTSIDE OF F.M. 1625, APPROXIMATELY 0.15 MILES SOUTH OF COLTON-BLUFF SPRINGS.

(ELEVATION = 549.63')

COVER SHEET
EASTON PARK SECTION 2A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield
Residential

DEVELOPER: BROOKFIELD RESIDENTIAL	DRAWN BY: KATIE R
ET/PROJECT MANAGER: JF	SR. PROJECT MANAGER: PC
PROJECT #:	

SHEET

01

OF 04

C8J-2015-0188

PRELIMINARY PLAN NOTES:

1. ROADWAY STANDARDS
ALL STREETS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. STREET WIDTH SHALL BE AS SHOWN IN THE STREET TABLE. SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO THE RIGHT-OF-WAY, EXCEPT THAT STANDARD SIDEWALKS ALONG ROADWAYS ABUTTING NON-RESIDENTIAL LOTS MAY BE REPLACED BY MEANDERING SIDEWALKS PLACED WITHIN ACCESS EASEMENTS ON THE ADJACENT LOT(S).

2. PUBLIC SIDEWALKS, BUILT TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN, ARE REQUIRED ALONG THE PROPOSED STREETS LISTED IN THE STREET TABLE AND ALONG FRONTAGE OF ADJACENT ROADWAYS (WILLIAM CANNON DRIVE AND COLTON-BLUFF SPRINGS ROAD) AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PRELIMINARY PLAN. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALKS MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY.

3. FISCAL REQUIREMENTS:
FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS; INCLUDING:
PUBLIC OR PRIVATE STREETS, SIDEWALKS, UTILITIES, DRAINAGE AND STORMWATER QUALITY FACILITIES, AND EROSION CONTROL DEVICES.

4. DRAINAGE EASEMENTS:
DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH ARE REQUIRED FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.

5. 100 YEAR FLOOD PLAIN:
A PORTION OF THIS TRACT (LOT 1, BLOCK A) IS WITHIN THE BOUNDARIES OF THE F.E.M.A. ZONE AE 100 YEAR FLOODPLAIN AS SHOWN ON THE F.E.M.A. FIRM PANEL 48453C0615 FOR TRAVIS COUNTY, TEXAS, EFFECTIVE DATE JANUARY 6, 2016.

6. OPEN SPACE EASEMENTS AND DRAINAGE/WATER QUALITY EASEMENTS AND LOTS WILL BE OWNED AND MAINTAINED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3 OR SUCCESSOR IN TITLE. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT.

7. EROSION CONTROLS FOR SINGLE FAMILY: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL (SILT FENCE) DOWNHILL OF ALL DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.

8. ENGINEER'S CERTIFICATION:
THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THIS PRELIMINARY PLAN AND ACCOMPANYING REPORT, THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.
- JONATHAN P. FLEMING, P.E. # 109872

9. UTILITY SYSTEM:
NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN WATER SUPPLY AND CITY OF AUSTIN WASTEWATER SYSTEM.

10. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBOVISION MUST BE IN ACCORDANCE WITH THE CITY UTILITY DESIGN CRITERIA, THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY THE ASSOCIATED CITY INSPECTION FEES.

11. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.

12. WATER SERVICES WILL BE PROVIDED BY CITY OF AUSTIN.

13. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

14. NATURAL GAS SERVICE WILL BE PROVIDED BY CENTERPOINT ENERGY.

15. PHONE SERVICE WILL BE PROVIDED BY AT&T.

16. NO SUBDIVISION WITHIN THE LIMITS OF THIS PRELIMINARY PLAN MAY BE PLATTED UNTIL NECESSARY OFF-SITE INFRASTRUCTURE IS ALREADY PERMITTED FOR CONSTRUCTION OR FISCAL SURETY IS POSTED AT THE TIME OF SUBDIVISION FINAL PLATTING FOR ALL NECESSARY OFF-SITE INFRASTRUCTURE IMPROVEMENTS.

17. ALL RIGHT-OF-WAY RETURNS ARE 15' UNLESS OTHERWISE NOTED.

18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

19. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATION HAS BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY. IF, DURING THE DEVELOPMENT OF THE FINAL PLAT, CONSTRUCTION DOCUMENTS, OR SITE PLAN, IT IS DETERMINED THAT THE PROJECT DOES NOT MEET THE FINDINGS OF FACT DOCUMENTED FOR THE ADMINISTRATIVE VARIANCES ISSUED WITH THIS PRELIMINARY PLAN, THEN IT WILL BE THE RESPONSIBILITY OF THE OWNER TO REQUEST NEW VARIANCES FOR CITY OR COUNTY APPROVAL.

21. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN OR TRAVIS COUNTY STANDARDS, AS APPLICABLE.

22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORMWATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN OR TRAVIS COUNTY, AS APPLICABLE, OR OTHER PUBLIC ENTITY.

23. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

24. ALL PROPOSED STREETS ARE TO BE PUBLIC.

25. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.

26. A HOME-OWNER'S ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.

27. THE PILOT KNOB MUNICIPAL UTILITY DISTRICT NO.3 SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS TO BE OWNED BY THE DISTRICT.

THE LOTS ARE AS FOLLOWS:
LOTS 1,2 - BLOCK A.
LOT 2 - BLOCK B.

28. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN DRAINAGE / WATER QUALITY LOTS WILL BE MAINTAINED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3. A POND MAINTENANCE AGREEMENT SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF THE FIRST FINAL PLAT OUT OF THIS PRELIMINARY PLAN.
29. WATER QUALITY AND STORM WATER CONVEYANCE FOR THE EASTBOUND LANES OF FUTURE WILLIAM CANNON DRIVE ADJACENT TO THIS SUBDIVISION WILL BE PROVIDED FOR IN LOT 1 BLOCK A. DETENTION FOR THE EASTBOUND LANES OF WILLIAM CANNON DRIVE ADJACENT TO THIS SUBDIVISION WILL BE PROVIDED FOR IN LOT 1 BLOCK A.
30. THE CRITICAL WATER QUALITY ZONE BOUNDARY OF COTTONMOUTH CREEK WITHIN THIS PLAT BOUNDARY HAS BEEN MODIFIED AND MUST BE EXPANDED AN EQUAL OR GREATER AMOUNT PER THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS FOLLOWS:
EXISTING CRITICAL WATER QUALITY ZONE: 38,097 SF
AREA PROPOSED FOR REDUCTION (LOT 1 AND 2 BLOCK A, AND ADJACENT PROPERTIES): - 38,097 SF
AREAS PROPOSED FOR EXPANSION (LOT 1 BLOCK A): + 38,097 SF
PROPOSED CRITICAL WATER QUALITY ZONE 38,097 SF

GENERAL NOTES:

1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
2. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
3. ALL DRAINAGE FACILITIES: HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS OR LOTS AND COMPLY WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
4. OTHER THAN APPROVED LOCATIONS WITH DETENTION STACKED OVER WATER QUALITY, THE WATER QUALITY PONDS WILL BE CONSTRUCTED NOT TO BE INUNDATED BY THE 100 YEAR STORM FLOW.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. WITHIN A SIGHT DISTANCE EASEMENT, ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONER'S COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
7. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN OR OTHER RESPONSIBLE ENTITY FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
9. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE NO. 20151217-080 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 1 - BLOCK A.

PARKLAND AND OPEN SPACE		
	ACRES REQUIRED	ACRES PROVIDED
OPEN SPACE	4.07	6.76
PARKLAND	5.89	10.97
IMPROVEMENTS TO BE CONSTRUCTED	189	\$75,600

LAND USE TABLE		
LAND USE	LOTS	AREA (AC.)
50' RESIDENTIAL	8	1.54
60' RESIDENTIAL	4	0.83
70' RESIDENTIAL	2	0.55
MULTI-FAMILY	3	26.32
ELEMENTARY SCHOOL	1	14.99
AMENITY CENTER	1	4.02
PARK, GREENBELT, OPEN SPACE, PUBLIC ACCESS, LANDSCAPE, DRAINAGE, WATER QUALITY, PARK	1	21.87
OPEN SPACE, PUBIC ACCESS, LANDSCAPE	1	0.98
RIGHT-OF-WAY	-	11.17
TOTAL	21	82.27

ON SITE	STREET TABLE						
	STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK	CLASSIFICATION
	APOGEE BOULEVARD	723.0'	100'	2 @ 30.5' F-F	DIVIDED 4 LANE, C & G	5'	PRIMARY COLLECTOR
	COLTON BLUFF SPRINGS ROAD	1,442.5'	100'	2 @ 29' F-F	DIVIDED 4 LANE, C & G	5'	PRIMARY COLLECTOR
	COLTON BLUFF SPRINGS ROAD	510.4'	70'	2 @ 14' F-F	DIVIDED 2 LANE, C & G	5'	NEIGHBORHOOD COLLECTOR
	COLTON BLUFF SPRINGS ROAD	1,466.4'	70'	VARIES	VARIES	5'	RESIDENTIAL COLLECTOR
	FINIAL DRIVE	988.4'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
	MOONBEAM DRIVE	1,230.5'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
	SOLARI DRIVE	458.3'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
	SKYTREE DRIVE	1,619.6'	60'	40' F-F	2 LANE, C & G	5'	RESIDENTIAL COLLECTOR
TOTAL LENGTH OF PROPOSED ROADWAY - 8,439.1'							
ADJ. *							
	WILLIAM CANNON DRIVE	-	VARIES	-	DIVIDED 4 LANE, C & G	-	MAD - 4
* PROPOSED ROADWAY UNDER CONSTRUCTION ADJACENT TO SITE							



GENERAL NOTES

EASTON PARK SECTION 2A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield
Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR / ER
ET/PROJECT MANAGER: JF
SR. PROJECT MANAGER: PC
PROJECT #:

SHEET

02

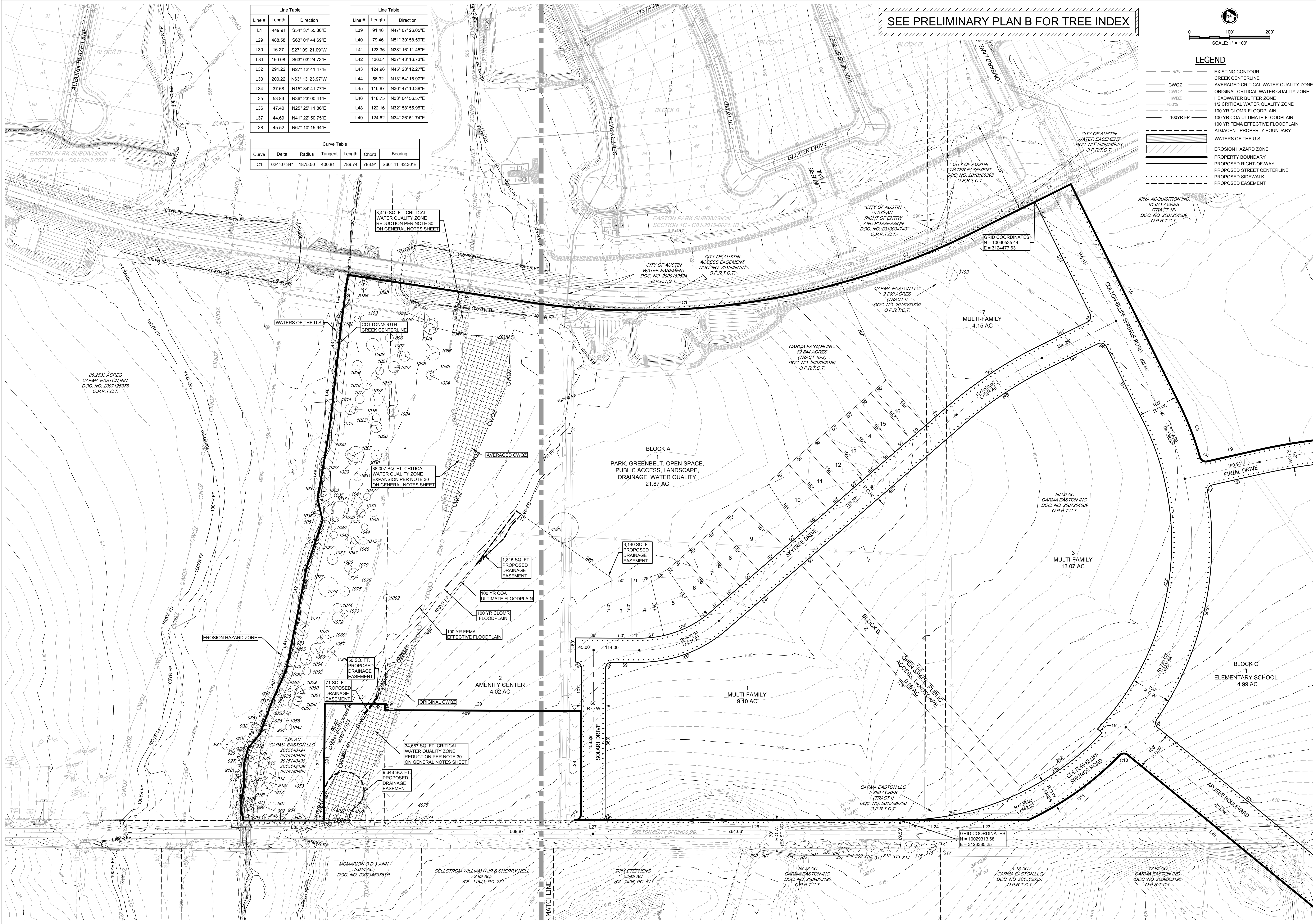
OF 04

C8J-2015-0188

7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78748
PHONE: 512-881-7700
TX FIRM NO 12207

PELTON
LAND SOLUTIONS

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY ENTITIES



7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78748
PHONE: 512-831-7700
TX FIRM NO 12207

PELTON
LAND SOLUTIONS

PRELIMINARY PLAN A

EASTON PARK SECTION 2A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

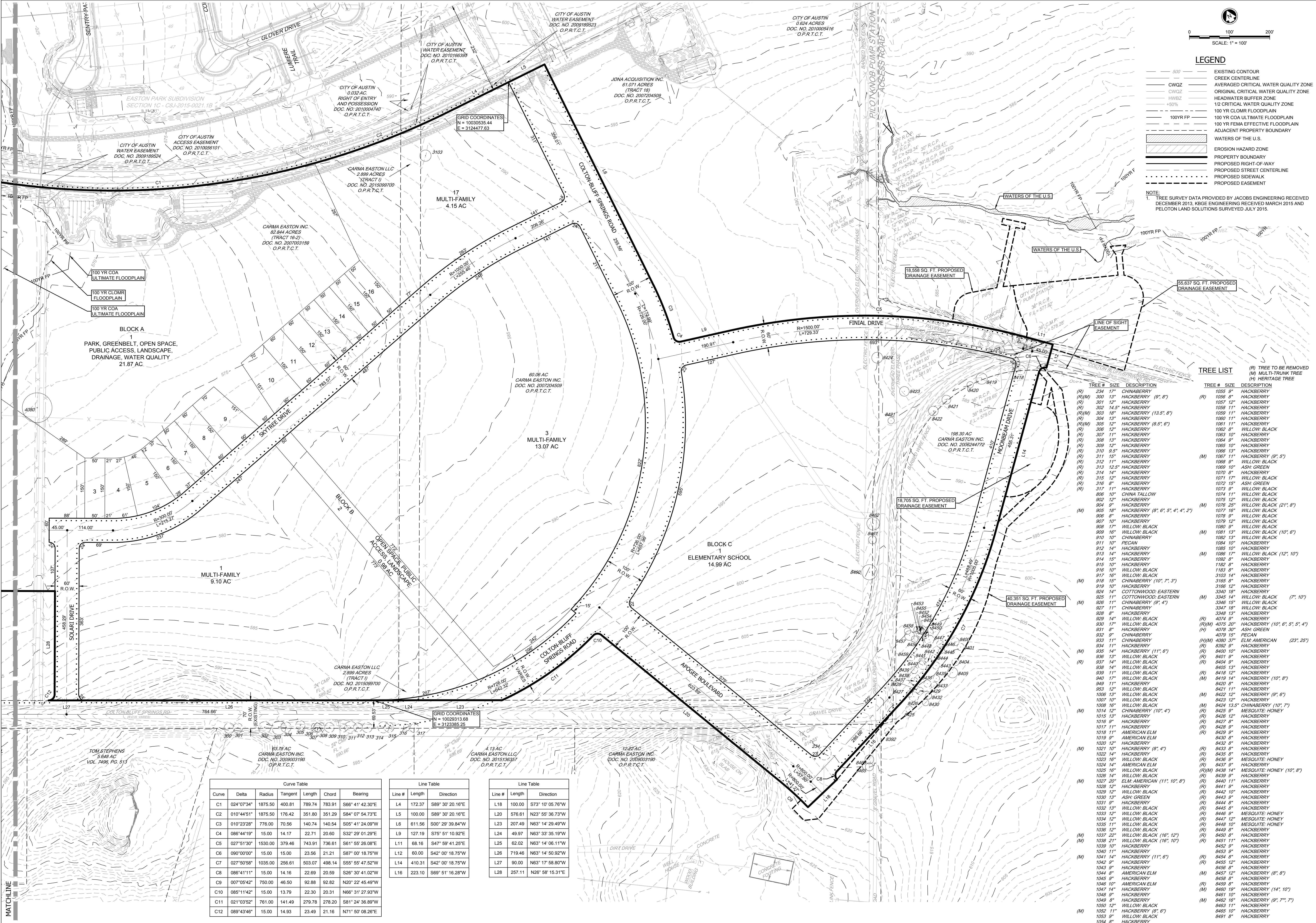
Brookfield
Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR/ER
ET/PROJECT MANAGER: JF
SR. PROJECT MANAGER: PC
PROJECT #:

SHEET
03
OF 04
C8J-2015-0188

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY ENTITIES

5/25/16



7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78748
PHONE: 512-831-7700
TX FIRM NO 12207

PELOTON
LAND SOLUTIONS

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY ENTITIES

PRELIMINARY PLAN B

EASTON PARK SECTION 2A SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield
Residential

DEVELOPER: BROOKFIELD RESIDENTIAL
DRAWN/DESIGNED BY: KR/ER
ET/PROJECT MANAGER: JF
SR. PROJECT MANAGER: PC
PROJECT #:

SHEET
04
OF 04
C8J-2015-0188